



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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MARY C. WICKHAM
Interim County Counsel

December 1, 2015

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#18 of DEC 1, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

Agenda No. 8
10/27/15

**Re: PROJECT NUMBER R2014-00667-(4)
GENERAL PLAN AMENDMENT NUMBER 2014-00002-(4)
FOURTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

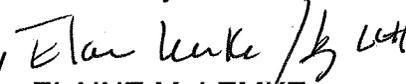
Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project, which among other things, included a plan amendment ("Plan Amendment") to modify the Los Angeles County General Plan Update's Land Use Policy Map to re-designate land use categories on the project site to allow development of a 53-unit residential condominium project in the unincorporated South Whittier area. At the completion of the hearing, your Board indicated its intent to approve the project, including the Plan Amendment, and instructed our office to prepare the appropriate documents for final approval. Enclosed is a resolution for your consideration to adopt the Plan Amendment.

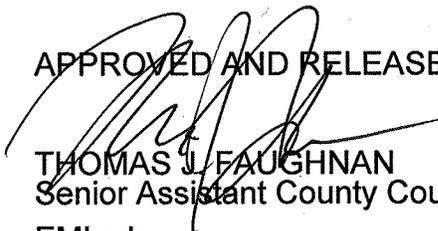
A related zone change ordinance and findings and conditions for approval for the related vesting tentative tract map, and conditional use and parking permits are being submitted separately but concurrently with this resolution.

Very truly yours,

MARY C. WICKHAM
Interim County Counsel

By 
ELAINE M. LEMKE
Principal Deputy County Counsel

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:ph
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Patrick Ogawa, Acting Executive Officer, Board of Supervisors

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT NO. 2014-00002-(4)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code (commencing with section 65350) provides for adoption and amendments of a jurisdiction's general plan; and

WHEREAS, the Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing regarding General Plan Amendment No. 2014-00002-(4) ("Plan Amendment") on October 27, 2015, which was heard concurrently with Zone Change Case No. 2014-00002-(4) ("Zone Change"), Conditional Use Permit No. 2014-00028-(4) ("CUP"); Parking Permit No. 2014-00009-(4) ("Parking Permit"), Vesting Tentative Tract Map No. 072684-(4) ("Vesting Map") and for which, collectively, a Mitigated Negative Declaration ("MND") was prepared pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 2, 2015, to consider the Plan Amendment, Zone Change, CUP, Parking Permit, and Vesting Map (collectively, the "Project") along with the MND, and at the conclusion of its hearing, recommended that the Board consider and approve said Plan Amendment and Zone Change, and approved the CUP, Parking Permit, Vesting Map, and MND; and

WHEREAS, as a result of the Plan Amendment and Zone Change, the CUP, Parking Permit, and Vesting Map were deemed timely called up for review by the Board pursuant to Section 22.60.230.B.2 of Title 22 of the County Code; and

WHEREAS, the Board duly considered the recommendation of the Commission, public testimony, and the recommendations and testimony of staff from the County Department of Regional Planning ("Regional Planning"), the MND, and all documents in the record regarding the Project, and

WHEREAS, the Board finds as follows:

1. Brandywine Homes proposes to create two multi-family lots with 53 townhouse condominium units in 12 detached buildings on 3.67 gross acres ("Project Site").
2. The Plan Amendment is a request to amend the Land Use Policy Map of the 1990 Countywide General Plan ("1990 General Plan"), which was the general plan in effect at the time of submission of the application for the Project, by amending the Project Site's land use designation from Categories "O" (Open Space) and "1" (Low-Density Residential, one to six dwelling units per acre) to Category "3" (Medium-Density Residential, 12 to 22 dwelling units per acre).
3. The Zone Change is a related request to change the Project Site's zoning from Zones C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) to Zone R-3-DP (Limited Multiple Residential-Development Program).

4. The CUP is a related request to approve a Development Program required as part of the Zone Change, and to modify the front-yard setback from the minimum 15 feet, to a setback range of 10 to 12 feet, the side-yard setback for the bicycle rack from 5 to 2 feet; and the wall height maximum of 42 inches within the front yard and 6 feet for side and rear yards, to a height ranging from 6 to 16 feet.
5. The Vesting Map is a related request to create two multi-family lots (Lot No. 1 and Lot No. 2) with 53 attached condominium units in 12 buildings on the 3.67 gross acres with 2 to 6 units in each building.
6. The Parking Permit is a related request to allow reduction of 1 guest parking space for the proposed Lot No. 1 of the Project, relocation of 1 required guest parking space from Lot No. 1 to Lot No. 2, and modifying parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.
7. The subject property is located at 14000 Telegraph Road, on the southerly side of the road midway between Mills Avenue to the west and Valley View Avenue to the east, in the Sunshine Acres Zoned District in the unincorporated community of South Whittier, and within Candlewood Country Club golf course. Primary access for the Project is Bramblebush Avenue from Telegraph Road, which serves as the golf course entrance. Proposed Lot No. 1 is located east of Bramblebush Avenue and proposed Lot No. 2 is located west of that street.
8. A portion of proposed Lot No. 2, now zoned A-1, has been zoned A-1 since 1941. A portion of proposed Lot No. 1 and Lot No. 2, now zoned C-3-BE, was zoned A-1 in 1941, rezoned to C-3 in 1946, and later rezoned to its current C-3-BE Zone in 1984.
9. Surrounding zoning with a 500-foot radius of the Project Site is:
 - North: A-1, and R-A-6000 (Residential-Agricultural-6,000 Square Feet Minimum Lot Area);
 - South: A-1, and R-1 (Single-Family Residence);
 - East: A-1, and R-1; and
 - West: A-1, A-1-P (Light Agricultural-Parking), and C-2-BE (Neighborhood Commercial-Billboard Exclusion).
10. Proposed Lot No. 1 is currently vacant. Proposed Lot No. 2 is a part of the golf course. Surrounding land uses include:
 - North: Church and related school, single-family residences, and mobile home park;
 - South: Country club and golf courses including clubhouse and banquet facilities;
 - East: Single-family residences; and
 - West: Country club and golf courses.

11. Lot No. 1 of the Project will include four buildings consisting of 20 units. Lot No. 2 will have 8 buildings consisting of 33 units. Lot No. 1, currently vacant, was used previously as part of the golf course and as a surface parking lot. Lot No. 1 of the proposed Project has dual front yards on Telegraph Road and Honeysuckle Lane. Lot No. 2 contains an existing cart barn which will be demolished as part of the Project. The Project also includes development of a 506-square-foot club house, an 855-square-foot recreation area, and a 1,361-square-foot community garden. Lot No. 2 includes front yards along Bramblebush Avenue with side yards along Telegraph Road and the golf course.
12. An Initial Study was prepared for the Project in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Initial Study identified less than significant effects with implementation of mitigation measures for hazards and hazardous materials and mineral resources. Based on the Initial Study, an MND was prepared for the Project. Conditions necessary to ensure that the Project will not have a significant effect on the environment have been included in a Mitigation Monitoring and Reporting Program ("MMRP"). After the close of its public hearing and after consideration of the MND and its associated MMRP, the Board found that the MND reflects the independent judgment and analysis of the Board, adopted the MND, and found that the MMRP for the Project is adequately designed to ensure compliance with the mitigation measures during Project implementation. The Board finds that the MMRP identifies the manner in which compliance with the mitigation measures to mitigate adverse impacts is ensured.
13. Subsequent to the Board hearing on the Project, an update to the Los Angeles Countywide General Plan Update ("Updated General Plan") took effect. The Vesting Map application for the Project, however, was submitted in March 2014. Thus, as required by the State Subdivision Map Act, the Project, including the Plan Amendment, is only subject to, and reviewed under, the policies and requirements of the 1990 General Plan and not the Updated General Plan.
14. Land use designations under the 1990 General Plan for the Project Site were "1" for Lot No. 1 and "O" and "1" for Lot No. 2. (The land use designation for the Project Site under the Updated General Plan, which took effect on November 5, 2015, is OS-PR (Open Space, Parks and Recreation), and a plan amendment would also have been required if the Project had been reviewed under the Updated General Plan.) The "O" designation includes "both public and privately owned lands committed to long term open space use, and lands intended to be used in a manner compatible with open space objectives . . . major open space areas reflected on the map include regional parks, beaches, golf courses, cemeteries, sanitary landfills, and military reservations." (Similar uses are identified as appropriate for the OS-PR designation in the Updated General Plan.) The "1" designation is identified as "particularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments."

15. As indicated above, the Project must be considered under the 1990 General Plan's goals, policies and procedures, including land use designations then in effect, because the Vesting Map application was submitted when the 1990 General Plan was applicable. The Project with its 53 residential condominiums results in a density of 14 dwelling units per gross acre which is not consistent with the 1990 General Plan land use designations of "O" and "1". Accordingly, the Plan Amendment, as filed, sought to change the land use designation of both parcels of the Project Site to Category "3" of the 1990 General Plan, which allows 12 to 22 dwelling units per acre, and, if approved, would thereby make the Project density consistent with the 1990 General Plan. Under the newly effective Updated General Plan, however, the Category "3" designation no longer exists. The land use designation in the Updated General Plan most similar to Category "3" in the 1990 General Plan is H30 (Residential, up to 30 dwelling units per acre). Because Category "3" no longer exists and thus the parcels on the Project Site cannot be identified as such on the General Plan's Land Use Policy Map, the land use designation for the Project Site will be identified as H30 pursuant to this Plan Amendment. (The Project will be consistent with the Updated General Plan's H30 designation.)
16. The proposed residential use is consistent with prevailing development trends within the community, which includes a mix of single-family residences, apartments, a mobile home park, and townhome developments ranging from 10 to 65 units.
17. The Project reflects residential infill development in an existing urbanized area with existing infrastructure and services, which the Board finds is consistent with the 1990 General Plan's emphasis on supporting and promoting infill development.
18. The Project is consistent with the 1990 General Plan's policies to:
(1) "encourage development of well-designed town houses and garden apartments, particularly on by-passed parcels within existing urban communities"; and (2) "protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic."
19. The Plan Amendment is consistent with the goals and policies of the 1990 General Plan by, among other things, increasing the supply and diversity of housing and promoting efficient use of land through a more concentrated pattern of urban development. With the Plan Amendment, the Board finds that the Project is consistent with the 1990 General Plan.
20. Compatibility with surrounding land uses will be ensured by the Zone Change, and conditions of the CUP, Parking Permit, Vesting Map, and MMRP.
21. The Project will not be materially detrimental to the use, enjoyment, or valuation of property of others located in the Project Site vicinity, nor place an undue

burden on the ability to provide necessary facilities and services in the community.

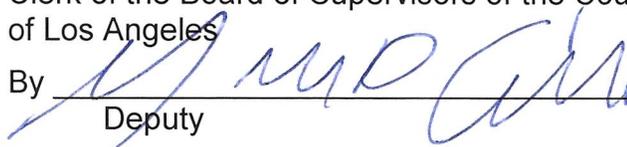
22. The Plan Amendment is in the public interest including in the interest of public health, safety, and general welfare, conforms to good planning practices, and will enable implementation of various land use objectives in the 1990 General Plan, including the location of higher density residential uses near existing services and infrastructure.
23. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

NOW THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the MND, and that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it approved and adopted the MND at the conclusion of its hearing on the Project and approved the MMRP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMRP is adequately designed to ensure compliance with the mitigation measures; and
2. Approves General Plan Amendment No. 2014-00002-(4), amending the Land Use Policy Map of the 1990 General Plan as depicted on the Exhibit attached hereto.

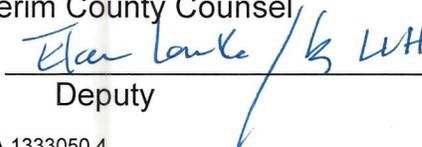
The foregoing resolution was on the 15th day of Dec 2015, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

PATRICK OGAWA, Acting Executive Officer-Clerk of the Board of Supervisors of the County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
Interim County Counsel

By 
Deputy

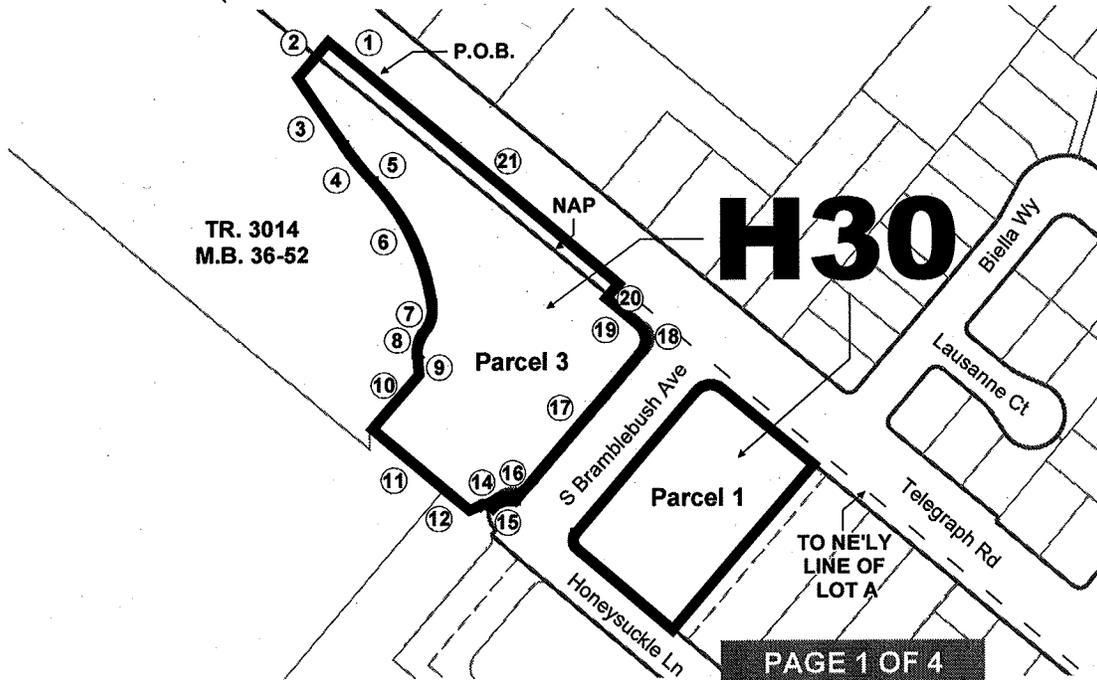


**AMENDMENT TO COUNTYWIDE GENERAL PLAN
SOUTH WHITTIER - SUNSHINE ACRES COMMUNITY
PLAN AMENDMENT: 201400002**

ON: _____

CATEGORIES 0 & 1 TO CATEGORY H30

(PROPOSED: Residential 30: 0-30 du/net ac)



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 (PORTION OF APN 8030-008-011): A PORTION OF LOT A OF TRACT 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 36, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

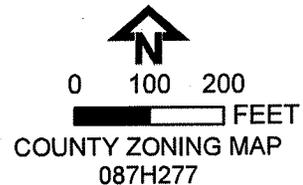
BEGINNING AT A POINT ON THE NE'LY LINE OF SAID LOT A, DISTANT N.49°44'00".W 2562.90' FROM THE NE. CORNER OF SAID LOT, SAID POINT BEING ON THE SW'LY LINE OF ANAHEIM-TELEGRAPH ROAD (50' WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 3 AND NE. CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS

- ① CONTINUING ALONG THE NE'LY LINE OF SAID LOT A N.49°44'00".W 78.43'
- ② LEAVING SAID NE'LY LINE OF SAID LOT A S.40°16'00".W 63.06'
- ③ S.33°37'15".E 109.91'
- ④ TO THE BEGINNING OF A CURVE CONCAVE TO THE NE. HAVING A RADIUS OF 392.00', SE'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'33" AN ARC DISTANCE OF 62.32' TO THE E'LY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS, SAID E'LY LINE ALSO BEING THE W'LY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS, SAID E'LY LINE ALSO BEING THE W'LY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS,
- ⑤ CONTINUING SE'LY ALONG SAID REVERSE CURVE THROUGH A

CONTINUE TO PAGE 2.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP** NOT A PART



DIGITAL DESCRIPTION: \ZCOZD_SUNSHINE_ACRES\

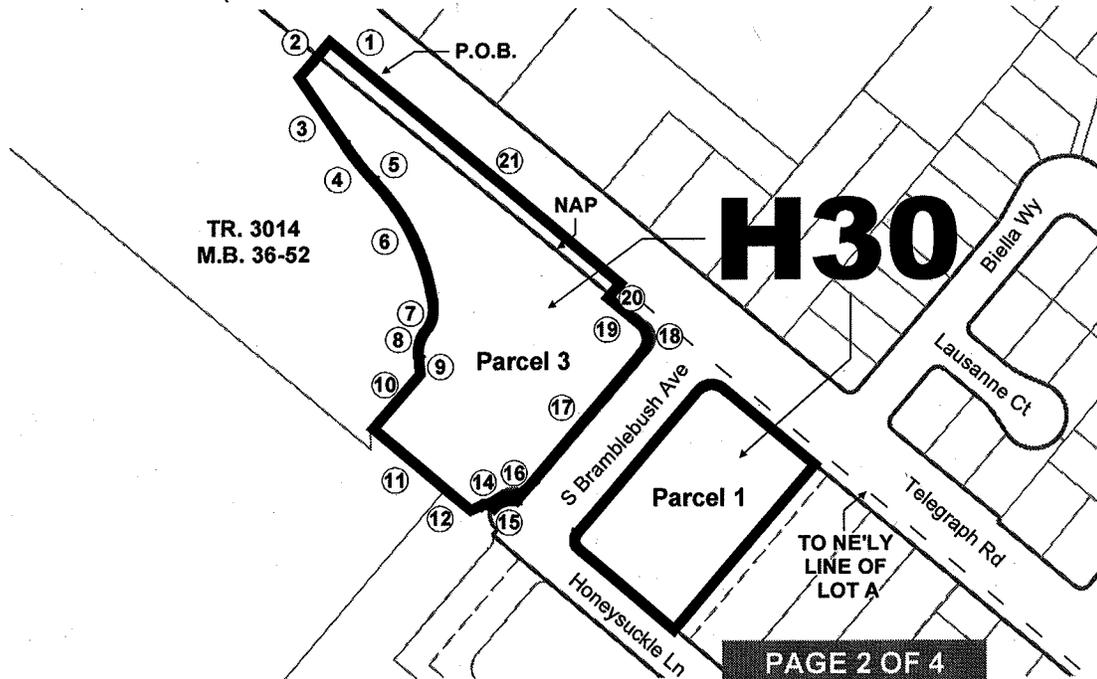
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

**AMENDMENT TO COUNTYWIDE GENERAL PLAN
SOUTH WHITTIER - SUNSHINE ACRES COMMUNITY
PLAN AMENDMENT: 201400002**

ON: _____

CATEGORIES 0 & 1 TO CATEGORY H30

(PROPOSED: Residential 30: 0-30 du/net ac)



PAGE 2 OF 4

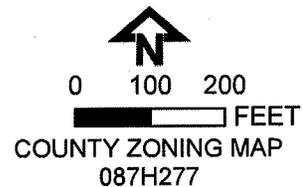
LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

- ⑥ — CENTRAL ANGLE OF 00°06'15" AN ARC DISTANCE OF 0.71'
TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SW.
HAVING A RADIUS OF 303.00', SE'LY ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 34°55'50" AN ARC DISTANCE OF 184.73'
TO THE BEGINNING OF A SW. CURVE CONCAVE TO THE W. HAVING A
RADIUS OF 50.00', S'LY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 44°57'39" AN ARC DISTANCE OF 39.24'
- ⑦ — TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE
NW HAVING A RADIUS OF 33.00', NE'LY
- ⑧ — TO THE BEGINNING OF A CURVE CONCAVE TO THE SE. HAVING A
RADIUS OF 50.00', SW'LY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 42°32'01" AN ARC DISTANCE OF 37.12'
- ⑨ — S.05°08'26".E 23.81'
- ⑩ — S.40°16'00".W 96.17'
- ⑪ — S.49°44'00".E 125.52' TO THE E'LY LINE OF SAID PARCEL 3 AS DESCRIBED
IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66
OF OFFICIAL RECORDS, SAID LINE ALSO BEING THE W'LY LINE OF
PARCEL 9 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 55,
PAGES 48 AND 49 OF RECORD OF SURVEYS OF SAID COUNTY
- ⑫ — CONTINUING S.49°44'00".E 44.25 FEET
- ⑬ — N.64°34'09".E 15.97'
- ⑭ — TO THE BEGINNING OF A CURVE CONCAVE TO THE S. HAVING A RADIUS
OF 13.00', E'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
53°24'17" AN ARC DISTANCE OF 12.12'
- ⑮ — TO A POINT ON A CURVE CONCAVE TO THE SE HAVING A RADIUS OF
32.00' AS DESCRIBED IN ROAD DEED TO THE COUNTY OF LOS ANGELES
RECORDED ON DECEMBER 5, 1984 AS INSTRUMENT NO. 84-1429872 OF
OFFICIAL RECORDS; THE RADIAL LINE TO LAST MENTIONED POINT
BEARS N.50°49'45"W., NE'LY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 50°50'37" AN ARC DISTANCE OF 28.40'

CONTINUE TO PAGE 3.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP** NOT A PART



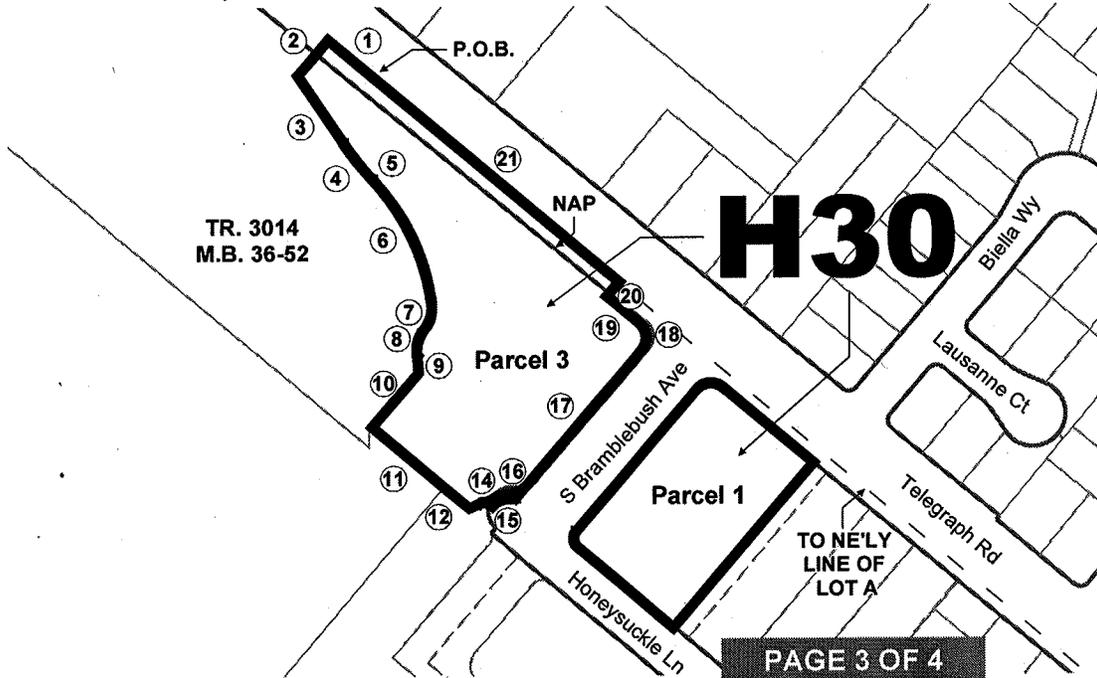
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THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

**AMENDMENT TO COUNTYWIDE GENERAL PLAN
SOUTH WHITTIER - SUNSHINE ACRES COMMUNITY
PLAN AMENDMENT: 201400002**

**ON: _____
CATEGORIES 0 & 1 TO CATEGORY H30**

(PROPOSED: Residential 30: 0-30 du/net ac)



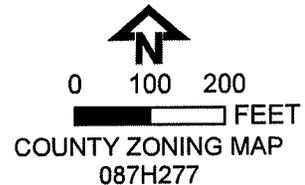
PAGE 3 OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 2

- ①⑥ — TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE NW HAVING A RADIUS OF 33.00', NE'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°44'52" AN ARC DISTANCE OF 28.65 TO THE W'LY LINE OF PRIVATE DRIVE AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY N.40°16'00".E 239.37' ALONG THE SAID W'LY LINE OF PRIVATE DRIVE
- ①⑦ — TO THE BEGINNING OF A CURVE CONCAVE TO THE W. HAVING A RADIUS OF 25.00', NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27' TO THE NE'LY LINE OF SAID PARCEL 9
- ①⑨ N.49°44'00".W 57.90' ALONG THE NE'LY LINE OF SAID PARCEL 9
- ②① N.40°16'00".E 25.00' ALONG THE PROLONGATION OF THE W'LY LINE OF SAID PARCEL 9 TO A POINT ON THE N.E'LY LINE OF SAID LOT A
- ②② N.49°44'00".W 428.62' ALONG THE NE'LY LINE OF SAID LOT A TO THE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP** NOT A PART



EXCEPTING THEREFROM THAT PORTION CONDEMNED BY THE COUNTY OF LOS ANGELES IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 16, 1969 AS INSTRUMENT NO. 2186, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

CONTINUE TO PAGE 4.

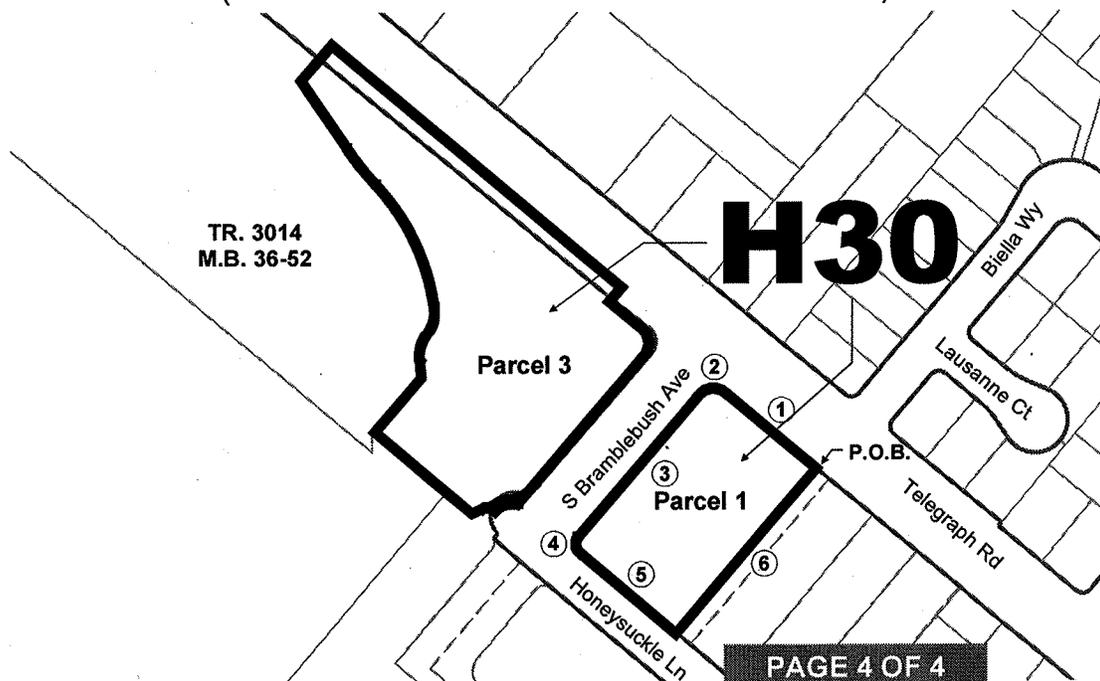
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THE REGIONAL PLANNING COMMISSION
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AMENDMENT TO COUNTYWIDE GENERAL PLAN
 SOUTH WHITTIER - SUNSHINE ACRES COMMUNITY
PLAN AMENDMENT: 201400002

ON: _____
CATEGORIES O & 1 TO CATEGORY H30

(PROPOSED: Residential 30: 0-30 du/net ac)



LEGAL DESCRIPTION: CONTINUED FROM PAGE 3

PARCEL 1 (APN 8030-023-024): A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE. CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY N49°44'00"W 20.00' ALONG THE NE'LY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NE'LY LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON THE SAID RECORD OF SURVEY

- ① N49°44'00"W 158.00' ALONG THE SAID NE'LY LINE OF PARCEL 1
- ② TO THE BEGINNING OF A CURVE CONCAVE TO THE S. HAVING A RADIUS OF 25.00' NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27'
- ③ S40°16'00"W 250.00' ALONG THE E'LY LINE OF PRIVATE STREET PER SAID RECORD OF SURVEY
- ④ TO THE BEGINNING OF A CURVE CONCAVE TO THE E. HAVING A RADIUS OF 15.00' SW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56' TO THE N'LY LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY
- ⑤ S49°44'00"E 168.00' ALONG THE N'LY LINE OF SAID PRIVATE STREET
- ⑥ N40°16'00"E 290.00' TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGHES BROS. TILE AND MANTEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017, PAGE 240, OFFICIAL RECORDS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP** NOT A PART



DIGITAL DESCRIPTION: \ZCOZD_SUNSHINE_ACRES\

THE REGIONAL PLANNING COMMISSION
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